

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF Greenville

To All Whom These Presents May Concern:

I, Tom (Thomas) Greer

SEND GREETING:

WHEREAS, I the said Tom (Thomas) Greer

in and by my certain promissory note in writing of even date with these Presents, am well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of

Twenty-five Hundred----- (\$ 2500.00) Dollars,

with interest from the date hereof at the rate of seven per cent (7 %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of

Forty----- (\$ 40.00) dollars

due and payable on the 5th day of each and every calendar month hereafter until the full principal sum, with interest and all costs, insurance, and expenses incurred in connection with said loan, has been paid, said monthly payments to be applied first to the payment of interest, and then to payment of principal, costs, expenses and insurance, if any, incurred; and said note further providing that if at any time any portion of the principal or interest due hereunder shall be past due and unpaid for a period of sixty (60) days, or upon failure to comply with any of the by-laws of said Association, or with any of the stipulations of this mortgage, the whole amount due under said note, shall at the option of the holder become immediately due and payable, and said note further providing for a reasonable attorney's fee besides all costs and expenses of collection, to be added to the amount due on said note, and collectible as a part thereof, if the same be placed with an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind.

KNOW ALL MEN BY THESE PRESENTS, That I the said Tom (Thomas) Greer

, in consideration of the said debt and sums of money aforesaid, and for the better securing the payment thereof to the said CITIZENS BUILDING & LOAN ASSOCIATION, Greer, S. C., according to the terms of the said note, and also in consideration of the further sum of Three (\$3.00) Dollars to me the said mortgagor in hand well and truly paid by the said mortgagee, at and before the sealing and delivery of these Presents (receipt of which is hereby acknowledged), have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., its successors and assigns:

That certain lot, parcel or tract of land, with all improvements now constructed thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Chicks Spring Township, lying on the north side of Piedmont & Northern Railway at Taylors, being shown and designated as Lots. 1, 2, 3, and 4 on plat of property of C. S. Hammett, prepared by H. S. Brockman, Surveyor, November 3, 1947, being bounded on the north by Lots. 14 to 17, on the east by Odell Thompson, on the south by the Piedmont & Northern Railroad, and on the west by Lot. 5, and being a part of what is known as the Aiken Tract of the Alfred Taylor lands, and having the following courses and distances to wit:

BEGINNING on an iron pin on the northern edge of the Right-of-Way of the Piedmont and Northern Railway, joint corner of the Odell Thompson lot, and runs thence with the Thompson line N. 0.-49 E. 207.7 feet to a stake on the Thompson line and joint corner of lots Nos. 1 and 17; thence with the dividing line of lots 1 to 5 and 14 to 17 S. 72.-30 W. 205 feet to a stake, joint corner of lots Nos. 4, 5, 13 and 14; thence with the dividing line of 4 and 5 S. 0-49 W. 207.7 feet to a stake on the northern edge of the right-of-way of the said Piedmont & Northern Railway; thence with the northern edge of the said right-of-way N. 72.30 E. 205 feet to the beginning corner; being the same tract, piece, and lots of land conveyed to me by Deed by C. S. Hammett, dated January 2, 1948, and recorded in the office of R.M.C. for Greenville County in Vol. 337, at page 133.